

Landowner-Specific Narrative Summary
Eric Van Gundy

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Eric Van Gundy. Mr. Van Gundy is the owner of six tracts at issue (bearing six tax identification numbers) along the Meredosia to Pawnee segment of the Project. Four of the tracts at issue are located in Morgan County and have been designated internally as A_ILRP_MP_MO_048_ROW, A_ILRP_MP_MO_050_ROW, A_ILRP_MP_MO_051_ROW, and A_ILRP_MP_MO_052_ROW. Two parcels are located in Scott County and have been designated internally as A_ILRP_MP_ST_005_ROW and A_ILRP_MP_ST_008_ROW¹. As summarized on ATXI Exhibit 2.1, as of June 12, 2015, ATXI has contacted, or attempted to contact Mr. Van Gundy regarding acquisition of an easement across his property on at least 34 occasions, including 3 in-person meetings, 4 letters, 14 phone calls, and 12 voicemails.

After several unsuccessful attempts to set up an initial meeting with Mr. Van Gundy, the ATXI land agent assigned to these tracts met with Mr. Van Gundy on April 4, 2014, for an initial discussion regarding the Project, ATXI's initial offer of compensation, and the related easement documentation. During a follow-up call on April 26, 2014, the land agent addressed Mr. Van Gundy's concerns about proximity of the line to one of his neighbors and requested that Mr. Van Gundy provide an appraisal in support of his disagreement with ATXI's initial valuation. After several months of unsuccessful attempts to engage in additional substantive discussions, the ATXI land agent met with Mr. Van Gundy on August 13, 2014 to explain that ATXI had increased its offer based on a recent update by ATXI's appraisers². During that meeting Mr. Van Gundy continued to express disagreement with ATXI's calculation of crop damage and easement valuation and indicated that as a matter of principle he was not going to agree to ATXI's offer or

¹ These tracts are often referred to jointly by lead tract identifier as shown on ATXI Exhibit 1.1.

² This meeting was primarily to present the updated offers relevant to A_ILRP_MP_MO_048_ROW, A_ILRP_MP_MO_050_ROW, A_ILRP_MP_MO_051_ROW, and A_ILRP_MP_MO_052_ROW. Updated offers relevant to A_ILRP_MP_ST_005_ROW and A_ILRP_MP_ST_008_ROW were conveyed during an April 10, 2015 telephone call.

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execute any easement documentation until resolution of a pending appeal related to the routing in the area. Mr. Van Gundy expressed the same position in a November 4, 2014 follow-up conversation. The parties have had several follow-up conversations regarding survey access, but have otherwise no meaningful progress with respect to negotiations. Mr. Van Gundy has failed to provide an appraisal, a counter offer, and/or bin receipts related to crop damages.

In sum, the parties are at an impasse with respect to compensation, and negotiations have stalled pending the resolution of the appeal related to the Project's underlying certificate case. A voluntary agreement in a time frame supportive of this line segment's in-service date is therefore unlikely, and ATXI requests eminent domain authority over these parcels.

A-ILRP-MP-MO-048,050 A-ILRP-MP-ST-005

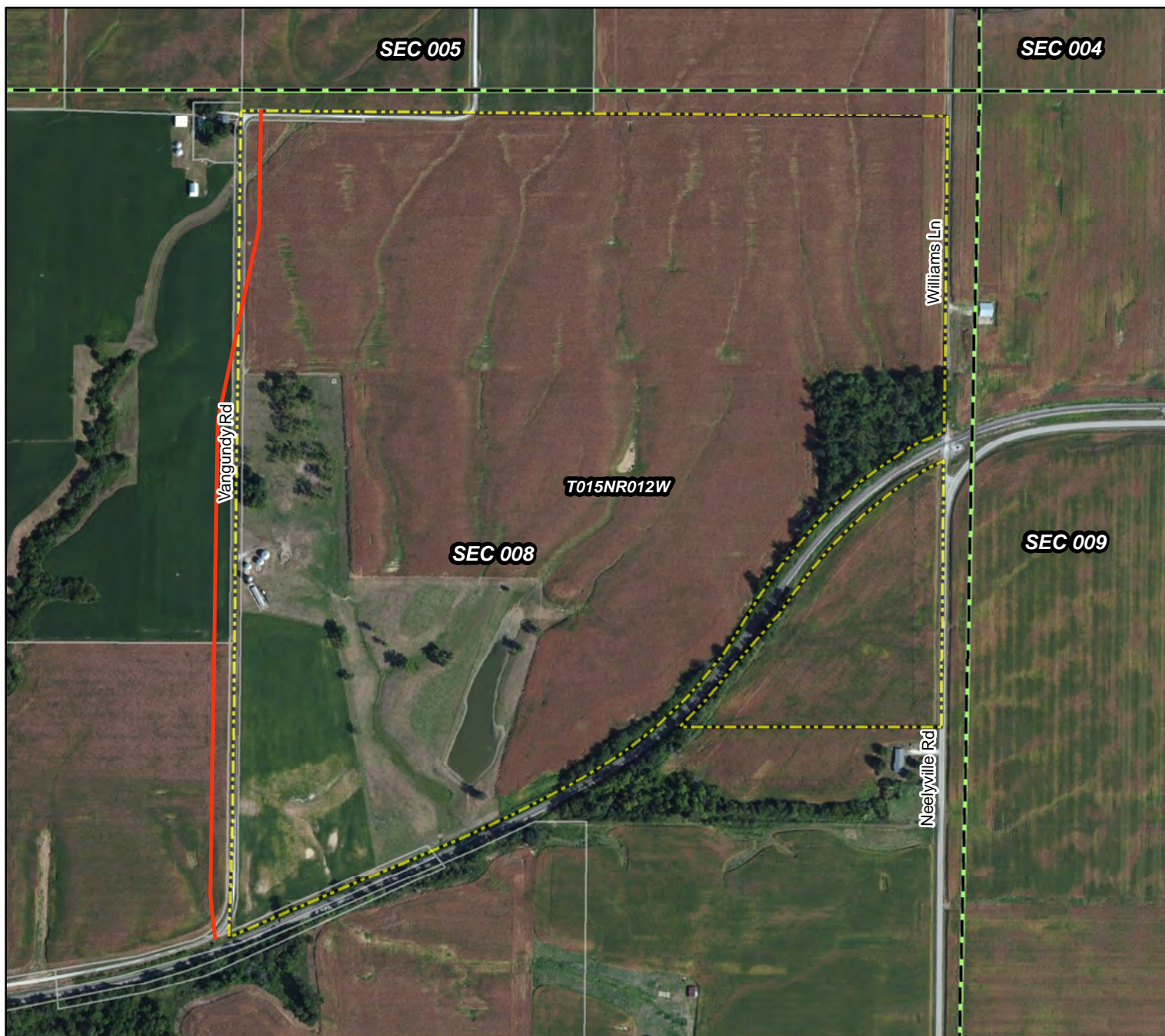
Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 4-4-2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter ☒
 - b. Does landowner have any questions regarding letter: ☒

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project ☒
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Christa K. Hall ☐

Morgan County, IL

Tax Id: 07-08-200-001, 07-08-400-001

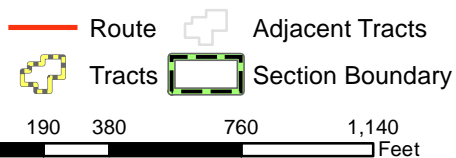


Ameren - Illinois Rivers



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For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



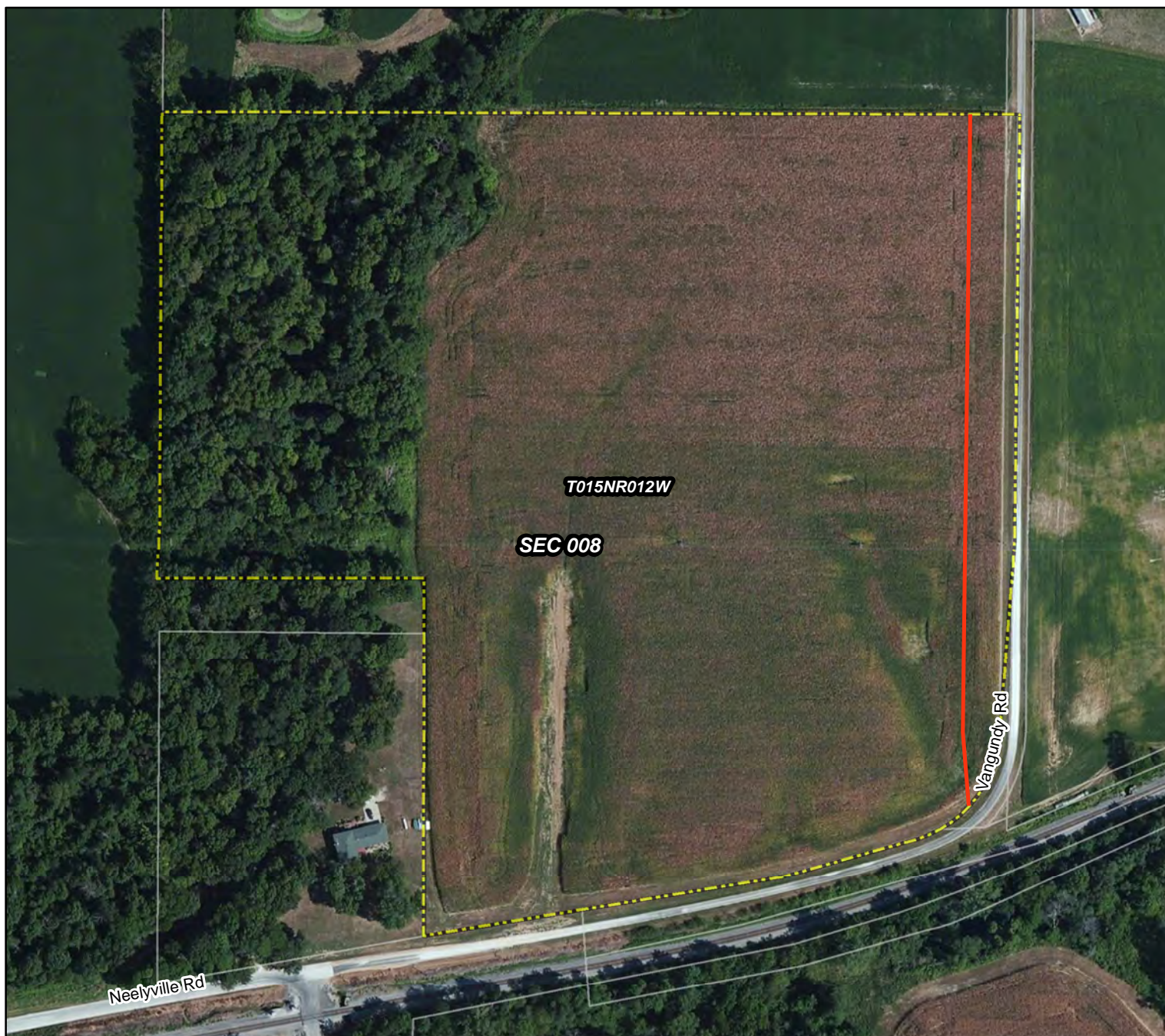
R. Eric Van Gundy

Tract No.:A_ILRP_MP_MO_048

Date: 4/14/2015

Morgan County, IL

Tax Id: 07-08-100-003, 07-08-300-002

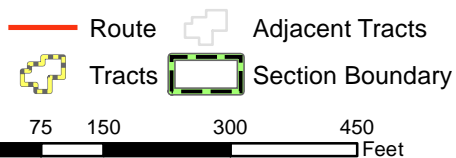


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